NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS. 2008-002682 Sherry Ann Fenton 4835 Sunset Ridge Road Klamath County, Oregon Klamath Falls, OR 97601

Grantor's Name and Address

James Fenton III & Sherry Fenton

4835 Sunset Ridge Road

Klamath Falls, OR 97601 03/03/2008 03:35:59 PM Fee: \$21.00 Grantee's Name and Address SPACE RESERV After recording, return to (Name, Address, Zip): FOR RECORDER'S same as above requested otherwise, send all tax statements to (Name, Address, Zip): same as above **WARRANTY DEED** KNOW ALL BY THESE PRESENTS that Sherry Ann Fenton, who acquired title as <u>Sherry Ann Green</u> hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by \_ James Joseph Fenton, III and Sherry Ann Fenton, as tenants by the entirety hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in \_\_\_\_\_Klamath \_\_\_\_\_County, State of Oregon, described as follows, to-wit: Parcel 3 of Land Partition 38-04, being a Replat of Parcels,1, 2 and 3 of Land Partition 1-01, situated in the NE 1/4 of Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County,Oregon. AMERITITLE ,has recorded this instrument by request as an accomodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein: (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE) To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever. And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): \_\_ grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1.00actual consideration consists of or includes other property or value given or promised which is  $\square$  the whole  $\square$  part of the (indicate which) consideration. (The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030.) In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals. In witness whereof, the grantor has executed this instrument on \_ is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFER-RING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197-352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROP-ERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRU-MENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERI-FY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352. STATE OF OREGON, County of Klamath This instrument was acknowledged before me on \_\_\_\_\_ Sherry Ann Fenton This instrument was acknowledged before me on \_\_\_ by as OFFICIAL SEAL
CHERICE F TREASURE
NOTARY PUBLIC- OREGON
COMMISSION NO. 381895
MY CONNISSION EXPIRES JUN 17, 200 Notary Public for Oregon My commission expires \_